

CONDITIONAL DEVELOPMENT NOTES:

1. GENERAL PROVISIONS:
 - A. SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER SITE PLAN SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY LAT PURSER & ASSOCIATES, INC. ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A HIGH QUALITY RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 5.9238 ACRE SITE LOCATED AT THE NORTHEAST INTERSECTION OF PROVIDENCE ROAD AND ALEXANDER ROAD (THE "SITE").
 - B. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2(CD) ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
 - C. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, BUILDING AND PARKING ENVELOPES OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:
 1. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE, IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.
 - D. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TO [32]. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.
2. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:
 - A. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO 87 SINGLE-FAMILY ATTACHED DWELLINGS UNITS AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS ABOVE TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-2(CD) ZONING DISTRICT.
 - B. THE PROPOSED RESIDENTIAL BUILDINGS AND DWELLING UNITS WILL BE DESIGNED AS SINGLE-FAMILY ATTACHED DWELLING UNITS (TOWNHOMES) EACH UNIT WILL HAVE 400 SQUARE FEET OF PRIVATE OPEN SPACE OR 10% OF THE SITE SHALL BE PROVIDED AS USEABLE COMMON OPEN SPACE AS ALLOWED BY THE ORDINANCE. UNITS MAY BE RENTED OR SOLD.
3. ACCESS AND TRANSPORTATION.
 - A. ACCESS TO THE SITE WILL BE FROM PROVIDENCE ROAD AND ALEXANDER ROAD.
 - B. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND NCDOT.
 - C. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PRIVATE STREETS, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS IN COORDINATION WITH CDOT.
 - D. PETITIONER SHALL PROVIDE INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
 - E. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
 - F. UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
 - G. THE PETITIONER RESERVES THE RIGHT TO REDUCE THE EXISTING R/W FOR PROVIDENCE ROAD ALONG TAX PARCEL # 213-371-01 BY PURCHASE ANY EXCESS RIGHT-OF-WAY ALONG PROVIDENCE ROAD FROM NCDOT. ANY ADDITIONAL RIGHT-OF-WAY THAT IS ACQUIRED WILL BE MADE PART OF THE SITE AND THE SETBACK ALONG PROVIDENCE ROAD MAY BE ADJUSTED AS NEEDED.
4. STREETScape, BUFFER, LANDSCAPING OPEN SPACE AND SCREENING:
 - A. ALONG PROVIDENCE ROAD THE SETBACK WILL BE THE EXISTING AND FUTURE RIGHT-OF-WAY LINE AS GENERALLY INDICATED ON THE REZONING PLAN. THIS SETBACK IS EQUAL TO FEET FROM THE EXISTING BACK OF CURB.
 - B. ALONG ALEXANDER ROAD A MINIMUM OF A 25-FOOT SETBACK FROM EXISTING BACK OF CURB WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - C. THE PETITIONER WILL CONSTRUCT AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK ALONG PROVIDENCE ROAD AND ALEXANDER ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - D. A 25-FOOT REAR YARD WILL BE PROVIDED ALONG THE EASTERN PROPERTY LINE AND A 40-FOOT REAR YARD WILL BE PROVIDED ALONG THE NORTHERN PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - E. A 25.5-FOOT CLASS C BUFFER WITH A FENCE WILL BE PROVIDED ALONG THE EASTERN AND NORTHERN PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN.
5. ARCHITECTURAL STANDARDS:
 - F. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, BRICK VENEER, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT ("HARDPLANK") AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
 - G. PROHIBITED EXTERIOR BUILDING MATERIALS: (I) VINYL SIDING AND (II) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED. VINYL AND ALUMINUM MAY BE USED ON: HANDRAILS, WINDOWS, SOFFITS, DOORS, GARAGE DOORS, RAILINGS, OR TRIM.
 - H. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEETS MAY BE FLAT. ROOF ARCHITECTURAL STYLE IS EMPLOYED.
 - I. ROOF OVERHANGS, EAVES, CORNICES, CHIMNEYS, GUTTERS, VENTS, BAY WINDOWS, PILASTERS, PILLARS, OPEN PORCHES (IF PROVIDED), AND OTHER ARCHITECTURAL ELEMENTS MAY PROJECT UP TO TWENTY-FOUR (24) INCHES INTO THE REQUIRED SETBACKS.
 - J. CORNER/END UNITS FRONTING PUBLIC STREETS SHALL HAVE ENHANCED SIDE ELEVATIONS WITH A FRONT OR REAR STOOP AND/OR PORCH OR OTHERWISE PROVIDE WINDOWS OR OTHER ARCHITECTURAL DETAILS TO LIMIT THE MAXIMUM BLANK WALL EXPANSE TO TWENTY (20) FEET ON EACH LEVEL OF THE UNIT. IF A PORCH IS UTILIZED, IT MAY BE LOCATED ON THE SECOND STORY OF SUCH UNIT.
 - K. FOR ALL UNITS, PETITIONER SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO THIRTY (30) FEET ON ALL BUILDING LEVELS, INCLUDING BUT NOT LIMITED TO DOORS, WINDOWS, AWNINGS, MATERIAL OR COLOR CHANGES, AND/OR ARCHITECTURAL DESIGN ELEMENTS.
 - L. ROOFTOP TERRACES MAY BE INSTALLED ON ANY/ALL UNITS ON THE SITE, AT THE PETITIONER'S OPTION.
 - M. SOME TOWNHOME UNITS SHALL BE PROVIDED WITH A GARAGE FOR A MINIMUM OF ONE (1) CAR.
6. ENVIRONMENTAL FEATURES:
 - A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - B. THE EXISTING POND LOCATED ON THE SITE WILL BE PRESERVED AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - C. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
7. LIGHTING:
 - A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED.
8. AMENDMENTS TO THE REZONING PLAN:
 - A. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.
9. BINDING EFFECT OF THE REZONING APPLICATION:
 - A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



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DEVELOPMENT DATA:

- SITE AREA: ±5.92 ACRES
- TAX PARCELS: 21337101, 21307652
- EXISTING ZONING: R-3
- PROPOSED ZONING: UR-2(CD)
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL DWELLINGS UNITS AS PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-2 ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
- MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS: UP TO 87 SINGLE-FAMILY ATTACHED DWELLING UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE UR-2 ZONING DISTRICT.
- MAXIMUM BUILDING HEIGHT: UP TO 50 FEET AND THREE (3) STORIES. HEIGHT TO BE MEASURED PER THE ORDINANCE.
- PROVIDENCE ROAD SETBACK TO BE AT RIGHT OF WAY OR A MINIMUM OF 14' FROM BACK OF CURB, WHICHEVER IS GREATER.
- ALEXANDER ROAD SETBACK TO BE 25' FROM BACK OF CURB.
- PARKING REQUIRED: AS REQUIRED BY ORDINANCE
- 15% TREESAVE REQUIRED

PRELIMINARY FOR REVIEW PURPOSES ONLY

REZONING PETITION #:XXXX-XXX

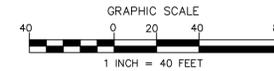
Project: **PROVIDENCE ROAD**
6633 PROVIDENCE RD., CHARLOTTE, NC

Title: **REZONING PLAN**

File #: 2010-RZ-DWG Date: 06/10/20 Project Egr: BTU
Design By: BTU
Drawn By: CBH
Scale: 1"=40'

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C1.0



NO.	BY	DATE	REVISION

ALEXANDER ROAD
Variable Width Public R/W